

530 S 6TH ST

LAS VEGAS, NV 89101



530 S 6TH STREET is a ±8,000 square foot office building located in the heart of Downtown Las Vegas on the hard corner of East Bonneville Avenue and South 6th Street.

Its central location provides quick and easy access to US-95 and I-15, UMC & Valley Hospitals, Downtown Las Vegas, the Regional Justice Center and Federal Courthouses, new Supreme Court building, and is only 7 miles from Harry Reid International Airport.

Situated on ±0.31 acres, the property will offers a private rear lot parking lot, providing 20 covered parking spaces as a rare amenity in the downtown submarket.

Built like a fortress: Security conscious tenants will enjoy the building's cinder block construction and automatic metal rolling security shutters over every window and entrance.

Recently completely remodeled, and 100% occupied with 7 years remaining on the tenant's initial lease term.

PROPERTY SUMMARY

FOR SALE

PRICE
\$3,650,000

BUILDING SIZE (GLA)
±8,000 SF

STORIES
1

PROPERTY TYPE
OFFICE

ZONING
C-1, LAS VEGAS

YEAR BUILT / RENOVATED
1993 / 2024

LOT SIZE
0.31 AC

PRIVATE PARKING LOT
GATED, 20 COVERED SPACES

SALE TYPE
INVESTMENT

OCCUPANCY
100%

PROPERTY HIGHLIGHTS:

Completely Remodeled: The building underwent a comprehensive renovation in 2023, with the interior fully updated.

Fresh Exterior: An exterior remodel was completed in 2024, giving the building a modern and appealing look.

Advanced Security: Features solid cinder block construction for added durability and security.

Enhanced Safety: Equipped with an alarm system and panic system at the front desk for immediate response.

Remote Control Security: Door and window security shutters can be controlled remotely for added convenience.

Secure Parking: Private gated rear lot with 20 covered parking spaces ensures secure and convenient parking.

Central Location: Situated in the Civic & Business Center of Downtown Las Vegas.

Nearby Amenities: Walking distance to numerous lunch and coffee shop options, making it ideal for employees and visitors.

High Visibility: Prominent hard-corner location ensures the building is easy to see and find.

Prime Access: Located near The Fremont Experience, a major attraction in Downtown Las Vegas.

Convenient Transportation: Offers unmatched access to major transportation routes including I-515 and I-15.



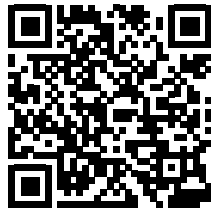
Purchase Price	\$3,650,000
Price Per Square Foot	\$456.25
Offering Type	Investment sale
Gross Income	\$255,360
Expenses	\$21,360 (\$0.22 sf, monthly, if self-managed)
NOI	\$234,000 (if self-managed)
CAP Rate	6.41 % (if self-managed)
Total Gross Leasable Space	±8,000 SF
Occupancy	100%
Tenants	1 - Sierra Sage Recovery Services
Lease Type	NNN
Parcel	139-34-310-068 & 139-34-310-068
Land	0.31 AC
Height	Approximately 26 feet
Bus Line	Property is located on the Citizens Area Transit (CAT) bus line system.
Number of Structures	1 (1993 Construction with 2024 complete renovation)
Stories	1
Construction	Masonry construction upon continuously poured monolithic slab poured on reinforced concrete footings. Smooth stucco finishes.
HVAC	All areas feature central HVAC systems with forced air furnaces.
Roof System	Composite flat roof
Fire, Life, & Safety	Las Vegas Metropolitan Police Department and City of Las Vegas Fire Department both provide quick response times.
Utilities & Service	All utilities are readily available to the site in adequate quality and quantity to service the highest and best use of the property.



TENANT PROFILE



Tenant's Website



Virtual Tour

SIERRA SAGE RECOVERY SERVICES

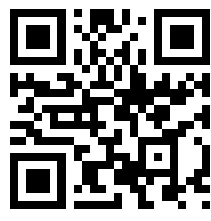
Tenant since: March 1, 2024
Lease expiration: February 28, 2031
Square feet leased: ±8,000 SF

**Additional lease details available upon request with non-disclosure agreement.

<https://www.sierratreatment.com>

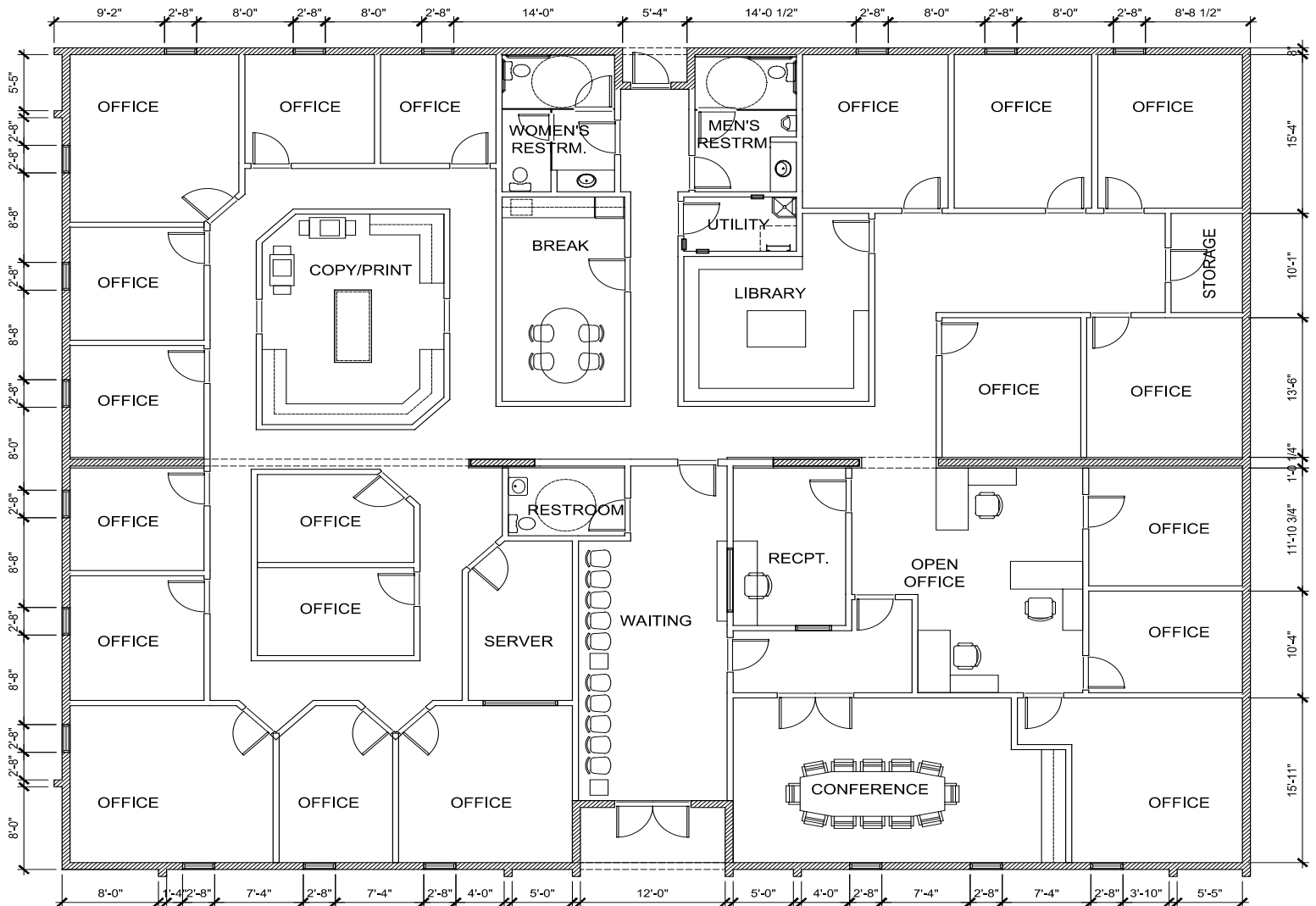


Listing Info



Hatrak Commercial Website

From tenant's website: "Sierra Sage Recovery Services, a division of Sierra Sage Wellness Group, provides high-quality addiction treatment for Nevada Medicaid recipients with substance use disorders and co-existing mental health issues. We ensure members of our community have options to get the help they need."





CONFERENCE ROOM



LOBBY / RECEPTION AREA

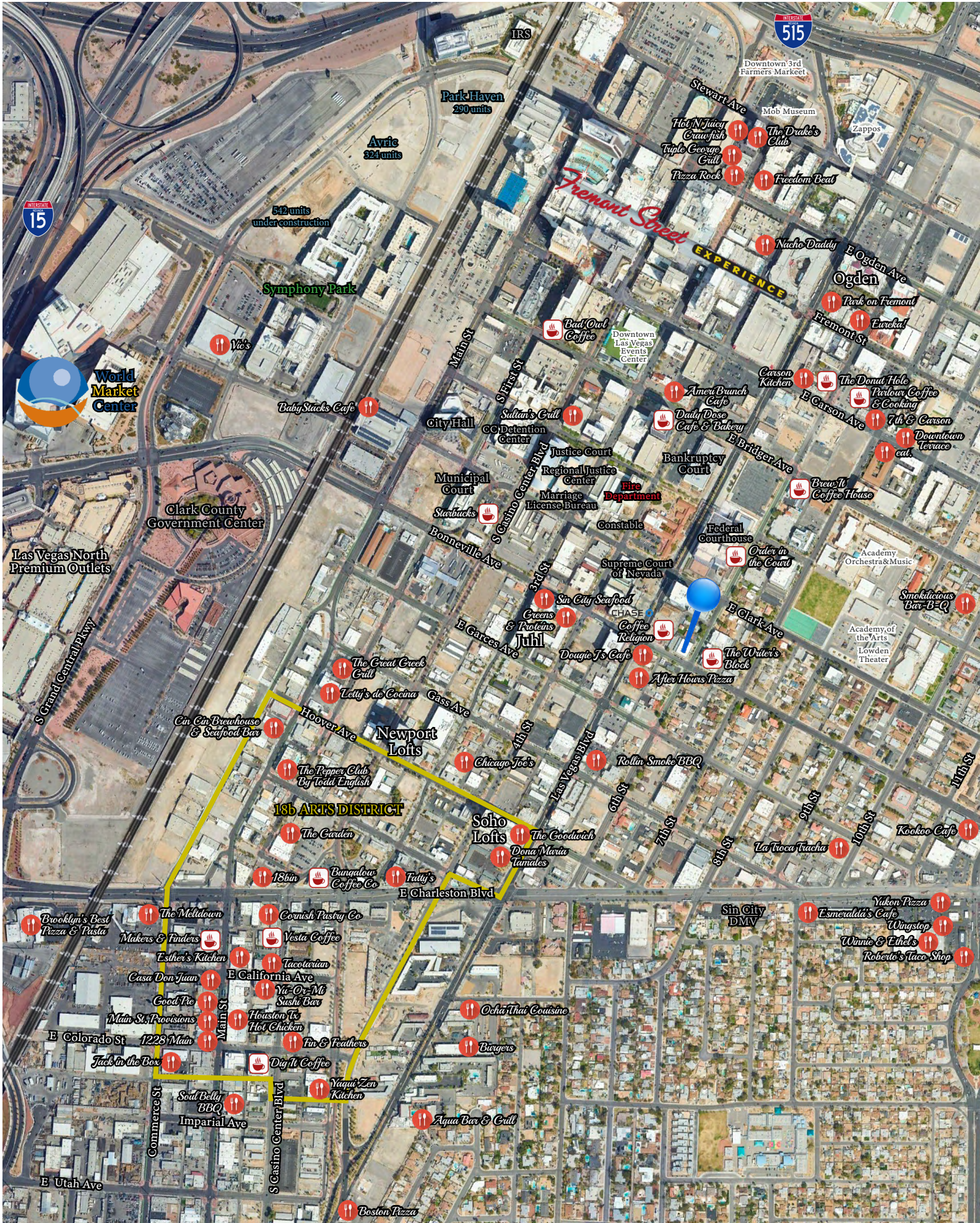


COPY / STORAGE / PRODUCTION ROOM



ONE OF MANY OFFICES

MAP





For more information, contact:

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